021.0	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,164,100	/	1,164,100
USE VALUE:	1,164,100	/	1,164,100
ASSESSED:	1,164,100	/	1,164,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ONEILL EUGENE F/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	18 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ONEILL EUGENE F -
Owner 2:	-
Street 1:	18 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .262 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11420.000	321,400		842,700	1,164,100
Total Card	0.262	321,400		842,700	1,164,100
Total Parcel	0.262	321,400		842,700	1,164,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 763.85 | /Parcel: 763.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14344

GIS Ref

GIS Ref

Insp Date 12/02/17

!1820!

PREVIOUS ASSESSMENT

Parcel ID 021.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	321,400	0	11,420.	842,700	1,164,100		Year end	12/23/2021
2021	101	FV	311,800	0	11,420.	842,700	1,154,500		Year End Roll	12/10/2020
2020	101	FV	311,900	0	11,420.	842,700	1,154,600	1,154,600	Year End Roll	12/18/2019
2019	101	FV	238,400	0	11,420.	922,700	1,161,100	1,161,100	Year End Roll	1/3/2019
2018	101	FV	240,600	0	11,420.	587,200	827,800	827,800	Year End Roll	12/20/2017
2017	101	FV	240,600	0	11,420.	536,900	777,500	777,500	Year End Roll	1/3/2017
2016	101	FV	240,600	0	11,420.	436,200	676,800	676,800	Year End	1/4/2016
2015	101	FV	234,800	0	11,420.	436,200	671,000	671,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:38:16

LAST REV

Date	Time
10/24/19	15:14:40
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1820

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEILL EUGENE F	72802-22	1	6/21/2019	Convenience	10	No	No		
ONEILL ROBERT E	54497-8		4/2/2010	Family	187,500	No	No		
	9622-478		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2017	162	Redo Kit	40,166	O				
6/23/2015	767	Manual	19,500		6/23/2015			Apply new vinyl si
5/28/2009	404	Manual	650					
9/10/1992	428		11,000					ENCLOSE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14344
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11420		Sq. Ft.	Site		0	85.	0.87	2			Water F	30					842,678						842,700	

Total AC/HA:	0.26217	Total SF/SM:	11420	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	842,678	Spl Credit		Total:	842,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33897638
Const Adj.:	0.99000001
Adj $ / SQ:	172.326
Other Features:	81035
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394792
Depreciation:	73431
Depreciated Total:	321360

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

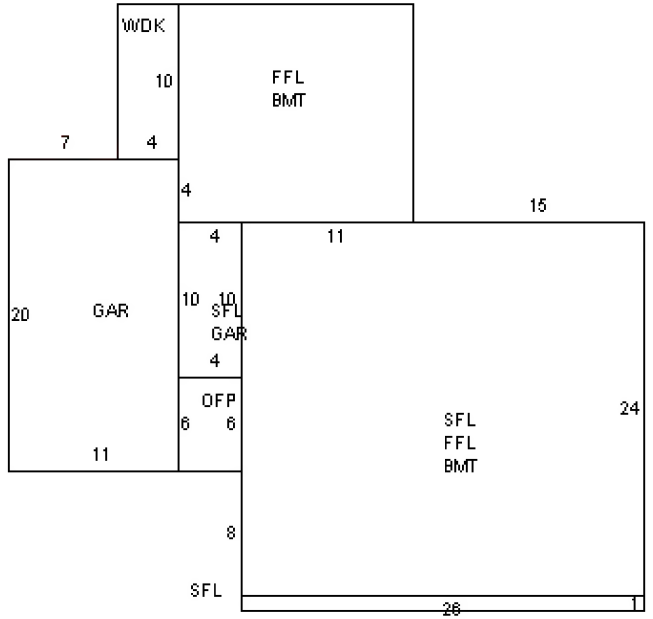
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.33
Special Features:	0	Val/Su Net:	119.84
Final Total:	321400	Val/Su SzAd	210.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	834	51.700	43,116
FFL	First Floor	834	172.330	143,720
SFL	Second Floor	690	172.330	118,905
GAR	Garage	260	24.370	6,336
WDK	Deck	40	15.840	634
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,682			Total:	313,756
Size Ad	1524	Gross Area	2682	FinArea	1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

PARCEL ID

021.0-0002-0002.A

IMAGE

AssessPro Patriot Properties, Inc